



ACTION AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, FEBRUARY 8, 2011
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:15 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

CALL PLANNING COMMISSION MEETING TO ORDER

P P P P P P P

ROLL CALL: *Shier Burnett, Peterson, Mantini, Delgleize, Farley, Bixby, Ryan*

AGENDA APPROVAL APPROVED 7-0

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

- A-1. **CONDITIONAL USE PERMIT NO. 09-017/ENTITLEMENT PLAN AMENDMENT NO. 09-005 (COACH'S RESTAURANT EXPANSION – SIX MONTH REVIEW) – Ethan Edwards, Associate Planner**

Staff Presentation – ACCEPTED AS ADEQUATE AND COMPLETE, 7-0

- A-2. **TENTATIVE TRACT MAP NO. 17261 (THE VILLAGE AT BELLA TERRA – MIXED USE) – Jane James, Senior Planner**

Staff Presentation – NO ACTION TAKEN

B. STUDY SESSION ITEMS

- B-1 **BROWN ACT – Mike Vigliotta, Deputy City Attorney**

Staff Presentation – NO ACTION TAKEN

- B-2 **PLANNING COMMISSION WORKSHOP AGENDA – Chair Delgleize**

Commission Discussion – NO ACTION TAKEN

C. PUBLIC COMMENTS – None

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) – Herb Fauland

Herb Fauland, Planning Manager, requested that non-public hearing Item No. D-1 be heard before public hearing Item No. B-1. Mr. Fauland noted that there were five Late Communications for Item Nos. B-1 and B-2.

E. PLANNING COMMISSION COMMITTEE REPORTS

Chair Delgleize reported on the recent Environmental Board meeting, briefly reviewing the presentation on fuel cell research.

F. PLANNING COMMISSION COMMENTS – NONE

6:00 P.M. – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE– Led by Commissioner Ryan

P P P P P P P

ROLL CALL: *Shier Burnett, Peterson, Mantini, Delgleize, Farley, Bixby, Ryan*

AGENDA APPROVAL

ON A MOTION BY FARLEY, SECONDED BY SHIER BURNETT, ITEM NO. D-1 WAS MOVED BEFORE ITEM NO. B-1: *APPROVED 7-0*

THE ACTION AGENDA WILL REFLECT ITEMS IN THEIR ORIGINAL ORDER.

PRESENTATION OF PLANNING COMMISSION RESOLUTION NO. 1652 IN APPRECIATION TO OUTGOING COMMISSIONER LIVENGOD

Chair Delgleize acknowledged Tom Livengood for his service to the city as a Planning Commission member.

PRESENTATION OF PLANNING COMMISSION RESOLUTION NO. 1651 IN APPRECIATION TO OUTGOING COMMISSIONER JOHN SCANDURA

Chair Delgleize acknowledged John Scandura for his service to the city as a Planning Commission member.

A. ORAL COMMUNICATIONS – NONE

B. PUBLIC HEARING ITEMS

B-1. ENVIRONMENTAL IMPACT REPORT NO. 10-002 (MURDY COMMONS MIXED USE PROJECT) **Applicant:** City of Huntington Beach **Property Owner:** Freeway Industrial Park **Request:** To review the environmental impacts associated with the Murdy Commons Mixed Use Project consisting of 984 rental dwelling units, 60,000 square feet of commercial area and a 0.75-acre public open space area on the 12.5-acre project site located on the northeast corner of Gothard Street and Edinger Avenue (former Levitz furniture store, existing EZ Lube business). The project is located within the Beach and Edinger Corridors Specific Plan (BECSP), adopted in April 2010. Development on the project site was included in the Notice of Preparation for the BECSP EIR and analyzed as part of the larger scope of development contemplated in the BECSP EIR (Program EIR No. 08-008), which anticipated approximately 1,250 dwelling units and 60,000 square feet of commercial area on the project site. As such, the analysis in Draft EIR No. 10-002 is tiered from the BECSP Program EIR where appropriate. **Location:** 7441 Edinger Avenue, Huntington Beach, CA 92647 (northeast corner of Edinger Avenue and Gothard Street – former Levitz Furniture site) **Project Planner:** Jennifer Villasenor

STAFF RECOMMENDATION: Motion to: “Certify EIR No. 10-002 as adequate and complete in accordance with CEQA requirements by approving Resolution No. 1653 (Attachment No. 1).”

CERTIFIED AS ADEQUATE AND COMPLETE, 7-0

- B-2. SITE PLAN REVIEW NO. 10-004 (BOARDWALK MIXED USE PROJECT) Applicant:** Sares-Regis Group **Property Owner:** Freeway Industrial Park **Request:** To develop a mixed use project consisting of 487 apartment units, 10,000 square feet of ground-floor commercial area, 4,500 square feet of leasing office area, 9,000 square feet of recreation buildings and a 0.50-acre public open space area on the 12-acre project site (project site excludes the 0.5-acre parcel on the northeast corner of Gothard Street and Edinger Avenue presently developed with an EZ Lube business). All existing improvements on the property would be demolished. SPR No. 10-004 is within the scope of development of the Murdy Commons Mixed Use Project analyzed in EIR No. 10-002 and has been referred to the Planning Commission by the Director of Planning and Building in accordance with Chapter 202 of the Huntington Beach Zoning and Subdivision Ordinance. **Location:** 7441 Edinger Avenue (north side of Edinger Avenue east of Gothard Street – former Levitz furniture store site) **Project Planner:** Jennifer Villasenor

STAFF RECOMMENDATION: Motion to:

- A. “Approve Site Plan Review No. 10-004 subject to the suggested findings and modified conditions for approval (Attachment No. 1).”

APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL, 7-0

- B. “Approve CEQA Findings of Fact with a Statement of Overriding Considerations - EIR No. 10-002 (Attachment No. 5).”

APPROVED CEQA FINDINGS OF FACT WITH A STATEMENT OF OVERRIDING CONSIDERATION, 7-0

C. CONSENT CALENDAR - NONE

D. NON-PUBLIC HEARING ITEMS

- D-1. GENERAL PLAN CONFORMANCE NO. 10-005 (LOMA AVENUE EASEMENT VACATION) Applicant:** City of Huntington Beach, Public Works Department **Property Owner:** City of Huntington Beach **Request:** To determine if the vacation of an existing right of way easement is in conformance with the goals, objectives, and policies of the General Plan. **Location:** Terminus of Loma Avenue, west of 14th Street at Main Street **Project Planner:** Hayden Beckman

STAFF RECOMMENDATION: Motion to: “Adopt Resolution No. 1648, approving General Plan Conformance No. 10-005 with findings (Attachment Nos. 1 and 2).”

APPROVED 7-0

E. PLANNING ITEMS

E-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING

Scott Hess, Director of Planning and Building- reported on the items from the previous City Council Meeting.

E-2. CITY COUNCIL ITEMS FOR NEXT MEETING

Scott Hess, Director of Planning and Building – reported on the items for the next City Council Meeting.

E-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING

Scott Hess, Director of Planning and Building – reported on the items for the next Planning Commission Meeting.

F. PLANNING COMMISSION ITEMS

F-1. PLANNING COMMISSION REQUEST ITEMS - NONE

F-2. PLANNING COMMISSION COMMENTS - NONE

ADJOURNMENT: Adjourn to the next regularly scheduled meeting of Wednesday, February 23, 2011.